

**APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER
OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE
STATE OF NEVADA HERETOFORE APPROPRIATED**

Date of filing in State Engineer's Office JUN 11 1992Returned to applicant for correction JUL 02 1992Corrected application filed Map filed JUL 08 1992The applicant Washoe CountyP. O. Box 11130 of Reno
Street and No. or P.O. Box No. City or TownNevada 89520 hereby make S. application for permission to change the
State and Zip Code No.Place of Use
Point of diversion, manner of use, and/or place of useof water heretofore appropriated under Permit 46836
Identify existing right by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree andidentify right in Decree.1. The source of water is underground
Name of stream, lake, underground spring or other source.2. The amount of water to be changed 2.6 cfs
Second feet, acre feet. One second foot equals 448.83 gallons per minute.3. The water to be used for quasi-municipal and domestic
Irrigation, power, mining, industrial, etc. If for stock state number and kind of animals.4. The water heretofore permitted for quasi-municipal and domestic
Irrigation, power, mining, industrial, etc. If for stock state number and kind of animals.5. The water is to be diverted at the following point in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 18, T.17N., R.20E.,
Describe as being within a 40-acre subdivision of public survey and by course andM.D.B.&M., from which the northwest corner of said section bears N 81° 26' 35"
distance to a section corner. If on unsurveyed land, it should be stated.W a distance of 2670.06 feet.6. The existing permitted point of diversion is located within N/A
If point of diversion is not changed, do not answer.7. Proposed place of use SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, of Section 10, W $\frac{1}{2}$, NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Portion
Describe by legal subdivisions. If for irrigation state number of acres to be irrigated. 13; Section
14, NE $\frac{1}{4}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 15, Portion of NE $\frac{1}{4}$ NE $\frac{1}{4}$, of Section
23, T.17N., R.19E., M.D.B.&M.; and portions of W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, portions of NW $\frac{1}{4}$ SW $\frac{1}{4}$,
NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, of Section 18, T.17N., R.20E., M.D.B.&M.8. Existing place of use Portions of SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, of Section 13, T.17N., R.19E.,
Describe by legal subdivisions. If permit is for irrigation, state number of acres irrigated. If changing place of use and/or
M.D.B.&M., and NW $\frac{1}{4}$
NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 18, T.17N., R.20E.,
manner of use of irrigation permit, describe acreage to be removed from irrigation.M.D.B.&M. (See Permits 35805 and 46836 and accompanying mapping)9. Use will be from January 1 to December 31 of each year.
Month and Day Month and Day10. Use was permitted from January 1 to December 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provisions of NRS 535.010 you may be required to submit plans and

specifications of your diversion or storage works.) well, pump, tank, distribution system
State manner in which water is to be diverted, i.e. diversion structure,ditches, pipes and flumes, or drilled well, etc.12. Estimated cost of works \$1.5 million13. Estimated time required to construct works 3 to 5 years - see attachment

14. Estimated time required to complete the application of water to beneficial use..... See attachment

15. Remarks: For use other than irrigation or stock watering, state number and type of units to be served or annual consumptive use:

..... See attachment

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WASHOE COUNTY UTILITY DIVISION
By s/Jack D. Ferris
P. O. Box 11130
Reno, Nevada 89520

Compared..... bc/bc ap/se

Protested..... Steven R. Pagni, 9/23/92;

Pro. wdr. 10-26-92

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions: This permit to change the place of use of the waters of an underground source as heretofore granted under Permit 46836 is issued subject to the terms and conditions imposed in said Permit 46836 and with the understanding that no other rights on the source will be affected by the change proposed herein. The well shall be equipped with a 2-inch opening and a totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements must be kept of water placed to beneficial use. The totalizing meter must be installed before any use of the water begins or before the proof of completion of work is filed. If the well is flowing, a valve must be installed and maintained to prevent waste. This source is located within an area designated by the State Engineer pursuant to NRS 534.030. The State retains the right to regulate the use of the water herein granted at any and all times.

This permit does not extend the permittee the right of ingress and egress on public, private or corporate lands.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal and local agencies.

The total combined duty of water under Permits 57749 and 57750 shall not exceed 720 acre-feet annually.

This permit is issued subject to the terms of the settlement agreement dated June 22, 1992 between the State Engineer and World Properties, Inc.

Monthly records shall be kept of the amount of water pumped from this well and the records submitted to the State Engineer on a quarterly basis within 15 days after the end of each calendar quarter.

The amount of water to be changed shall be limited to the amount which can be applied to beneficial use, and not to exceed..... 2.6cubic feet per second, but not to exceed 512

acre-feet annually.

Work must be prosecuted with reasonable diligence and be completed on or before..... December 7, 1993

Proof of completion of work shall be filed before..... January 7, 1994

Application of water to beneficial use shall be made on or before..... December 7, 1994

Proof of the application of water to beneficial use shall be filed on or before..... January 7, 1995

Map in support of proof of beneficial use shall be filed on or before..... January 7, 1995

Completion of work filed..... JAN 10 1994

Proof of beneficial use filed.....

Cultural map filed.....

Certificate No..... Issued.....

IN TESTIMONY WHEREOF, I, R. MICHAEL TURNIPSEED, P.E.
State Engineer of Nevada, have hereunto set my hand and the seal of my

office, this 7th day of December

A.D. 19 92


State Engineer

Abrogated By: 59330 0.45, 59631 0.45,
59632 0.45, 59633 0.45

This Attachment is prepared and submitted by the owners and developers of the St. James's Village and the St. James's Resort to be used in conjunction with the Applications submitted by Washoe County to Expand the Place of Use and for Extension of Time for a beneficial use for Water Permits 35805 and 46836.

The underground water from Permits 35805 and 46836 is intended to be used on the approved St. James's Resort (formerly known as the Sierra Reflections Resort Conference Center) which consists of 350 hotel rooms, conference and meeting space, restaurants, casino, health and recreational facilities, a golf course, and 400 villas. The Resort Project received approval from Washoe County in September of 1991. It is currently anticipated that the Resort Project can be completed in approximately five to seven years, depending upon economic circumstances. It is anticipated that the Resort Project will be supplied water by Washoe County from the existing wells on the property.

Water from these Permits is also to be used to provide water service to a single-family residential project, known as the St. James's Village, to be located on property contiguous to the Resort. An Application for approval of St. James's Village was initially filed in September of 1991. During the review process, the Project has undergone substantial modifications in response to concerns raised by area residents. The Project currently consists of 530 single-family lots of a minimum size of one acre, together with a recreation center for the property owners. The Application is still pending and is currently scheduled for hearing before the Washoe County Planning Commission on June 30, 1992. After approval it is estimated that Final Subdivision Maps for St. James's Village can be recorded for the entire development (in Phases) over a period of three to five years, depending upon economic circumstances. It is estimated that it will be twenty to twenty-five years before all the homes will actually be built.

The Residential Development is anticipated to be served by Washoe County as part of Mt. Rose Water Company. Water will be either supplied from the County's existing wells, including the wells on the Resort Property, or through the development of one or more additional wells to be located on the Residential Property. It is anticipated that the cost of the water system for the Residential Project, including any necessary wells, tank, pumps and distribution facilities, will be approximately \$1.5 million and will be constructed within three to five years.

Including the cost of land acquisition, development costs, including engineers, planners, architects, marketing studies, legal fees and other experts and consultants, the owners of the Resort and Residential Projects have spent or committed to spend \$11,000,000. The estimated cost to complete the construction of the Resort is \$140,000,000. The estimated cost to construct finished lots within the Residential Project is \$24,000,000.

JF:nz
a:attach.s2